

WARRANTY DEED
Joint Tenancy46-0-2-E ✓
45-20**Know all Men by these Presents,**

That DONALD H. MACKENZIE, JR. and JOANNE F. MACKENZIE of Waterville, County of Kennebec and State of Maine

16617

in consideration of ONE DOLLAR (\$1.00) and other valuable consideration

paid by WINFIELD S. SMYTH and LUCIA SMYTH of Bellingham in the Commonwealth of Massachusetts

whose mailing address is 3 Monique Drive
Bellingham, Massachusetts

**TRANSFER
TAX
PAID**

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and

~~convey~~ unto the said WINFIELD S. SMYTH and LUCIA SMYTH as joint tenants and not as tenants in common

their heirs and assigns forever,

A certain lot or parcel of land with the building thereon situate in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin in the northerly line of a street called Greenwood Park at the southeasterly corner of land of Dana Caswell and running northerly one hundred twenty-five (125) feet, more or less, along the easterly line of said Caswell to an iron pin; thence easterly one hundred forty (140) feet, more or less, to an iron pin; thence southerly one hundred fifty-five (155) feet, more or less, to an iron pipe in the northerly line of Greenwood Park Street, thence westerly along the northerly line of Greenwood Park Street one hundred fifty (150) feet, more or less, to an iron pin, being the point of beginning. Containing 20,000 square feet, more or less.

The above-described premises in Lot #1 on a Plan of Greenwood Park, said Plan dated July 1973 and surveyed by John R. Leavitt, and recorded in Kennebec Registry of Deeds Plan Book 44, Page 62 and 62A.

Being the same premises conveyed to Donald H. Mackenzie, Jr. and Joanne F. Mackenzie by deed of Rudolph Mahue and Martha Mahue dated December 11, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1696, Page 28.

45-20

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said WINFIELD S. SMYTH and LUCIA SMYTH as joint tenants and not as tenants in commune, their heirs and assigns, to them and their use and behoof forever.

And we do ~~return~~ with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and

that we and our heirs shall and will **warrant and defend** the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said DONALD H. MACKENZIE, JR.

and JOANNE F. MACKENZIE

~~husband/wife~~ of the said DONALD H. MACKENZIE, JR.

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 31st day of the month of July, A.D. 1986.

Signed, Sealed and Delivered

in presence of

..... Allan J. Violette
FOR BOTH

..... Donald H. Mackenzie, Jr.
Donald H. Mackenzie, Jr.

..... Joanne F. Mackenzie
Joanne F. Mackenzie

State of Maine, County of Kennebec ss: July 31, 1986.

Then personally appeared the above named DONALD H. MACKENZIE, JR. and JOANNE F. MACKENZIE

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

..... Lisa A. Violette
Lisa A. Violette Notary Public
~~Attorney at Law~~

Printed Name, LISA A. VIOLETTE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 1, 1990

RECEIVED KENNEBEC SS.
1986 AUG -4 AM 9:00
RECORDED FROM ORIGINAL

